

**CALENDAR ITEM
C10**

A 54
S 27

06/18/02
PRC 8330.9
PRC 7030.1
M. Hays

**AMENDMENT OF LEASE PRC 8330.9
AMENDMENT OF LEASE PRC 7030.1**

LESSEE – PRC 8330.9:

Southern California Edison Company
P. O. Box 800
Rosemead, CA 91770

LESSEE – PRC 7030.1:

Santa Catalina Island Company
P. O. Box 737
Avalon, CA 90704

AREA, LAND TYPE, AND LOCATION:

PRC 8330.9

A .0261 acre parcel of filled sovereign land located in the Pacific Ocean, near Jewfish Point on Santa Catalina Island, Los Angeles County.

PRC 7030.1

30 acres, more or less of filled and unfilled sovereign lands in the Pacific Ocean at Jewfish Point and Empire Landing, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:

PRC 8330.9

Installation of a temporary ground water exploration/monitoring well.

LEASE TERM:

PRC 8330.9

Six months, beginning July 16, 2001.

CONSIDERATION:

PRC 8330.9

\$100 for the term of the lease.

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PROPOSED AMENDMENT:

PRC 8330.9

Change the authorized use from a temporary use to a general lease-right of way use for the installation and use of two permanent source saltwater wells with appurtenant buried pipeline and electrical conduit, two well heads on concrete pads and a 10 ft by 22 ft, 8 ft. high fence surrounding the well site; term of ten years beginning on July 1, 2002; and annual consideration of \$100. All other terms and conditions of the lease shall remain in effect without amendment.

PRC 7030.1

Amend the land area under lease at Jewfish Point to exclude the well site location from PRC 7030.1.

OTHER PERTINENT INFORMATION:

PRC 8330.9

1. Lessee has the right to use the uplands adjoining the lease premises.
2. Southern California Edison Company (SCE), through its desalination plant at Pebbly Beach, provides drinking water for Santa Catalina Island. SCE's existing water wells, located adjacent to the desalination plant, are contaminated with hydrocarbons and fuel additives and, therefore, the water from the wells is unusable.
3. SCE has evaluated alternative water supplies and in July of 2001, applied to the California State Lands Commission (Commission) for a temporary permit in order to install a temporary ground water exploration/monitoring well in a roadway at the Santa Catalina Island Company's (Island Company) "East End" Quarry. The Commission issued a General Lease-Industrial Use, PRC 7030.1, to the Island Company for quarry operations at this location. The Island Company supported SCE's temporary well. The Commission approved the temporary permit on September 17, 2001, Minute Item Number 16.
4. SCE constructed the temporary monitoring well in October 2001, to evaluate the quantity and quality of source water at the location. The Commission approved an extension of the term of the temporary permit on April 9, 2002, Minute Item Number 14. Based on the results obtained from the well, SCE now proposes to construct two permanent source saltwater

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wells at this location. The existing monitoring well to be converted to one of the permanent wells. The buried water pipeline from the well site to the desalination plant is located on the uplands owned by the Island Company.

5. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines [Title 14, California Code of Regulations, section 15061], the staff has determined that this activity is exempt from the requirements of the CEQA under the general rule that the CEQA applies only to projects which have the potential for causing a significant effect on the environment. The staff believes, based on the information available to it, that there is no possibility that this project may have a significant effect on the environment.

Authority: Title 14, California Code of Regulations, sections 15061(b)(3).

6. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the person's nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

PRC 7030.1

1. The lessee owns the upland property adjoining the lease premises.
2. The Santa Catalina Island Company is requesting an amendment to exclude the Southern California Edison Company well site location from PRC 7030.1.
3. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA as a categorically exempt project. The project is exempt under Class 1, Existing Facilities; Title 2, California Code of Regulations, section 2905(a)(2).

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4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the person's nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

OTHER APPROVALS REQUIRED:

PRC 8330.9

Los Angeles County Regional Planning Commission
Los Angeles County Department of Health Services
California Coastal Commission

EXHIBIT:

- A. Site and Location Map

PERMIT STREAMLINING ACT DEADLINE:

PRC 8330.9

July 16, 2002

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

PRC 8330.9

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THERE IS NO POSSIBILITY THAT THE ACTIVITY MAY HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT; TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 (b)(3).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCE CODE SECTIONS 6370, ET SEQ.

CALENDAR ITEM NO. **C10** (CONT'D)

AUTHORIZATION:

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 8330.9, A GENERAL LEASE – TEMPORARY USE, OF FILLED SOVEREIGN LANDS SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF, TO A GENERAL LEASE – RIGHT OF WAY USE FOR THE INSTALLATION OF TWO PERMANENT SOURCE SALTWATER WELLS, APPURTENANT BURIED PIPELINE AND ELECTRICAL CONDUIT, TWO WELL HEADS ON CONCRETE PADS AND FENCING; WITH LEASE TERM OF TEN YEARS EFFECTIVE JULY 1, 2002; ANNUAL CONSIDERATION OF \$100; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.

PRC 7030.1

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 AS A CATEGORICALLY EXEMPT PROJECT, CLASS 1, EXISTING FACILITIES, TITLE 2, CALIFORNIA CODE OF REGULATIONS, SECTION 2905 (a)(2).

SIGNIFICANT LANDS INVENTORY FINDING:

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCE CODE SECTIONS 6370, ET SEQ.

AUTHORIZATION:

AUTHORIZE THE AMENDMENT OF LEASE NO. PRC 7030.1, A GENERAL LEASE –INDUSTRIAL USE, OF FILLED SOVEREIGN LANDS AS SHOWN ON EXHIBIT A ATTACHED, TO EXCLUDE THE WELL SITE LOCATION FROM PRC 7030.1; ALL OTHER TERMS AND CONDITIONS OF THE LEASE WILL REMAIN IN EFFECT WITHOUT AMENDMENT.